

Grantee: Minneapolis, MN

Grant: B-09-CN-MN-0037

July 1, 2011 thru September 30, 2011 Performance Report

Grant Number:

B-09-CN-MN-0037

Obligation Date:

02/11/2010

Grantee Name:

Minneapolis, MN

Award Date:

02/11/2010

Grant Amount:

\$19,455,156.00

Contract End Date:

02/11/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Matthew Bower

Disasters:

Declaration Number

NSP

Narratives

Executive Summary:

Lead Applicant: City of Minneapolis&mdashCommunity Planning and Economic Development (CPED)

Consortium Members: City of Minneapolis, Community Planning and Economic Development (CPED); City of Brooklyn Park, Community Development Department; and Hennepin County Housing, Community Works and Transit Department (HCWT)

Minneapolis submits to the U.S. Department of Housing and Urban Development an application for the Neighborhood Stabilization Program 2 (NSP2) funds under the American Recovery and Reinvestment Act, 2009 as lead applicant in a Consortium with the City of Brooklyn Park and Hennepin County.

The total NSP2 award to the Consortium is \$19,455,156 and will impact approximately 400 units. The award is provided to Consortium members by the following split: \$15,424,156 for Minneapolis, \$2,344,000 for Brooklyn Park and \$1,687,000 for Hennepin County.

In the neighborhoods hardest hit by foreclosures in Minneapolis, Brooklyn Park and Hennepin County NSP2 resources would provide for:

- >• Down Payment and Closing Cost Assistance&mdash121 households served

- >• Purchase and Rehabilitation&mdash54 units

- >• Acquisition and Land Banking&mdash56 properties

- >• Demolition&mdash56 properties

- >• Redevelopment&mdash116 units

The Consortium application will be one of the most innovative in the nation due to community collaboration with National Community Stabilization Trust (NCST) and the non-profit development community. The collaboration has launched the First Look pilot program which provides the opportunity to purchase over 700 pre-market foreclosed properties at an adjusted price. Additional collaboration will occur with the Twin Cities Community Land Bank, a newly organized non-profit limited liability company. It was established to assemble, manage and dispose of property and vacant land for the purpose of stabilizing neighborhoods and encouraging re-use or re-development of urban property when the market is ready to absorb new development.

Target Geography:

The Consortium is comprised of the governmental entities of the City of Minneapolis, City of Brooklyn Park, and Hennepin County, the three largest units of local government to actively engage in foreclosure recovery efforts within Hennepin County. The highest numbers of foreclosures in Hennepin County occur in Minneapolis and Brooklyn Park. For efficiency in administration, Hennepin County is applying on behalf of the other six cities in suburban and exurban Hennepin County with significant foreclosure problems.

The Consortium's target area includes 73 census tracts in three connected yet distinct areas: (1) Urban Core-Minneapolis, 55 census tracts (75%); (2) Suburban-Brooklyn Park and Hennepin County, 11 census tracts (15%); and (3) Exurban and Outer Ring Suburbs-Hennepin County, 7 census tracts (10%). The Consortium's target area has an average combined index score of 18.12 based on the HUD-provided indices on the estimated number and percentages of foreclosures and estimated foreclosures with vacancy rate.

Hennepin County, located within the Minneapolis-St. Paul Metropolitan Statistical Area (MSA), is the largest county in the State of Minnesota. There are 46 municipalities within the county, with an estimated population of over 1.2 million people. Approximately one-third of the county's population lives in Minneapolis and the remaining two-thirds reside in suburban and exurban Hennepin County. The county encompasses 611 square miles.

List of Census Tracts in NSP2 target area

- >City Census Tract

- >Mpls 27053000101

- >Mpls 27053102300

- >Mpls 27053000102

- >Mpls 27053102500

- >Mpls 27053000300

>Mpls 27053102600
>Mpls 27053000601
>Mpls 27053102800
>Mpls 27053000603
>Mpls 27053102900
>Mpls 27053001100
>Mpls 27053103400
>Mpls 27053001700
>Mpls 27053104100
>Mpls 27053002200
>Mpls 27053106000
>Mpls 27053002400
>Mpls 27053107100
>Mpls 27053002700
>Mpls 27053107200
>Mpls 27053003200
>Mpls 27053108600
>Mpls 27053003300
>Mpls 27053108700
>Mpls 27053005902
>Mpls 27053109400
>Mpls 27053007301
>Mpls 27053109700
>Mpls 27053007302
>Mpls 27053110000
>Mpls 27053007802
>Mpls 27053110100
>Mpls 27053007900
>Mpls 27053110200
>Mpls 27053008300
>Mpls 27053110900
>Mpls 27053008400
>Mpls 27053008500
>Mpls 27053009500
>Mpls 27053009600
>Mpls 27053100200
>Mpls 27053100400
>Mpls 27053100500
>Mpls 27053100700
>Mpls 27053100800
>Mpls 27053100900
>Mpls 27053101200
>Mpls 27053101300
>Mpls 27053101400
>Mpls 27053101500
>Mpls 27053101600
>Mpls 27053101800
>Mpls 27053101900
>Mpls 27053102000
>Mpls 27053102100
>Brooklyn Park 27053026807
>Brooklyn Park 27053026810
>Brooklyn Park 27053026811
>Brooklyn Park 27053026814
>Brooklyn Park 27053026815
>Brooklyn Park 27053026816
>Brooklyn Park 27053026818
>Brooklyn Park 27053026819
>Brooklyn Park 27053026821
>Brooklyn Center 27053020200
>Brooklyn Center 27053020304
>Champlin 27053026906
>Champlin 27053026908
>Maple Grove 27053026707
>Maple Grove 27053026710
>Mound 27053027602
>Plymouth 27053026603
>Rogers 27053026909

Program Approach:

With NSP2 resources, the Consortium will impact approximately 403 properties in targeted areas. NSP2 resources will provide financing to increase sales of residential properties in targeted neighborhoods. The acquisition for rehabilitation, land banking or redevelopment activities will eliminate vacant and abandoned or foreclosed residential properties in targeted neighborhoods. NSP2 funds will enable the Consortium to impact existing foreclosed properties and has the potential to arrest the decline in home values based on average sales price, reduce vacant

and abandoned residential property in targeted neighborhoods, increase sales of residential property in targeted neighborhoods, and increase the median market values of real estate in targeted neighborhoods.

To cater to the needs of the target area, where the market differs slightly, this plan has been designed with that in mind. In Minneapolis, the issue is two-fold: getting the blighted foreclosed properties back into circulation (rental and ownership) and removing, through demolition, the blighted structures that have outlived their economic life. The focus in the suburbs is slightly different. Considering the housing stock is not as old and the majority of the foreclosed structures are single-family dwellings, the focus is to maintain, if not secure, the ownership mix, by ensuring that these properties do not end up in the hands of investors for the sole purpose of creating rental income. The intended outcomes are the same in the target area—reduce the number of vacant and blighted units by increasing sales of foreclosed properties and increasing values of the properties.

The Consortium will use two novel concepts in implementation efforts—the First Look and the Twin Cities Community Land Bank. The First Look launched in 2008 and piloted in the Twin Cities as a testament to the coordinated approach to combating the foreclosure crisis that exists in the Twin Cities. The Twin Cities Community Land Bank, a public-private venture with a focus on community re-building objectives. As a non-governmental entity, it is designed to be quicker to respond and more flexible than a government entity, thereby being positioned to compete with private investors whose interests may not necessarily address the community response.

HUD regulations require that the Consortium expend 50 percent of its allocated NSP2 funding within two years and all of its allocated funds within three years from the time HUD executes the NSP2 grant agreement. Housing market conditions in the Consortium target area may rapidly change and affect one or more of the proposed strategic activities. Therefore, the Consortium will consider allocation changes to, within and among the NSP2 eligible activities as non-substantial changes. Any NSP allocation changes will be handled through routine staff review.

A. Financing:

> Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. The Consortium proposes to use \$2,694,000 of NSP2 funds to assist approximately 125 homebuyers in down payment and closing cost assistance.

>

> Program Guidelines:

> • Eligible homebuyers with incomes at or below 120% AMI purchasing a foreclosed upon home who can qualify for a traditional fixed-rate first mortgage loan (or an alternative financing) will be eligible to receive a \$10,000 loan that is forgivable. Additional funds may be available to ensure affordability for households below 80 percent of AMI.

> • The loan will be forgiven at the end of the required affordability period, which will be based on the HOME standards.

> • The loan will be at a 0% deferred rate; due and payable if the property is no longer owner-occupied, sold, or transferred before the end of the loan term. • The loan may go towards down payment and closing costs assistance, and any renovation costs.

> • The homebuyers must receive eight hours of pre-purchase home ownership counseling through a HUD-approved housing counseling agency as verified by a completion certificate.

Consortium partners will ensure that properties assisted under this activity will be foreclosed upon as described in § 2301 (c), (3), (A) of the HERA Act in performing its due diligence. NSP funds will be a direct subsidy to the buyer. The affordability period for provided assistance will be five years. Consortium members will use a promissory note and mortgage to impose recapture requirements on the homebuyer. Lead-based paint requirements will be met on all assisted properties.

B. Purchase and Rehabilitation:

> Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. The Consortium proposes to utilize \$3,671,725 in NSP2 funds to provide approximately 54 units at an average of \$60,000 per unit in development gap assistance to developers acquiring and rehabilitating single-family or multi-unit housing for the purpose of providing affordable housing.

Program Guidelines:

- Proposed developers can be non-profit or for-profit developer.
- The single family units will be directed toward ownership housing and the multi-unit projects will have a rental focus.
- All rental properties will be made available to households below 50% AMI
- If rental, the NSP funds will be used solely for capital activities and not as rental subsidies.
- An RFP will be used to solicit proposals.
- The developer/contractor will be required to purchase properties that will be in compliance with the discount requirements of the NSP regulations, based on market appraised value.
- To comply with the NSP requirements, the property must have been foreclosed upon or abandoned.

C. Land Bank:

> NSP2 funds will be used for acquisition, land banking, rehabilitation, and redevelopment of properties in neighborhoods damaged the most by the foreclosure crisis. The Consortium is using highly innovative tools to respond to this crisis quickly and effectively. As one tool, the Consortium has established a community land bank that operates across the seven-county metropolitan area of the Twin Cities, covering seven counties and numerous cities, including Minneapolis and St. Paul.

The Twin Cities Community Land Bank is designed to operate on a large scale, over a broad geographic area, with a long view toward development and re-building communities, and as a public-private partnership coordinating across multiple communities of interest. It coordinates housing policies and programs with broader community development, public safety, schools, human services, green design, and homeownership counseling and support. As a non-profit limited liability company, it is designed to be highly flexible and responsive and to leverage public and private dollars to accomplish the goals of neighborhood stabilization and recovery. Twin Cities Community Land Bank's funds will be used for acquisition. NOTE: A portion of the NSP2 funds will be used to support the operation of the Twin Cities Community Land Bank. Twin Cities Community Land Bank will be an interim acquisition lender for the Consortium, advancing funds to allow Applicant to respond quickly and strategically to acquisition and redevelopment opportunities, and a lender to non-profit developers undertaking rehabilitation and new construction. Twin Cities Community Land Bank intends to employ a state-of-the-art asset management and reporting system developed by Mercy Housing, or a similar system. Finally, Twin Cities Community Land Bank will provide additional community services to address barriers to community revitalization, such as developing creative homeownership financial products and coordinated neighborhood marketing.

A second innovative tool used by the Consortium is the National Community Stabilization Trust's REO acquisition program, also known as First Look and Targeted Bulk Purchase. The NCST First Look program provides an efficient and cost effective mechanism for transferring vacant and foreclosed properties directly from banks and servicers to Applicants or other approved buyers at an adjusted and highly favorable price and before properties go on the market. The Targeted Bulk Purchase program provides an opportunity to purchase clustered properties, thus magnifying the opportunity to radically improve a neighborhood. Two non-profit organizations have been managing this program in the Twin Cities; Twin Cities Community Land Bank assumed the Twin Cities metropolitan-wide role as manager of the NCST program on August 1, 2009.

The Consortium proposes to use \$2,074,156 of NSP2 funds to acquire approximately 56 properties.

There will be coordination with the National Community Stabilization Trust as described in Activity B. This coordination is expected to assist in satisfying the NSP requirement of getting these properties at a minimum 1% discount from the current market appraised value. The Consortium will keep a central log of all NSP-assisted acquisitions to monitor achievement of the overall portfolio 1% discount.

Program Guidelines:

- The Consortium will only purchase foreclosed properties that are:
 - > - are vacant and blighted to a degree justifying demolition;
 - > - are located in the defined NSP high risk service area; and
 - > - are available for purchase at least 1% below the current market appraised value.
- It is the Consortium's expectation to hold these vacant parcels (land bank) for an unspecified time period, not to exceed 10 years, until the market is ready to absorb new development of owner-occupied housing units.
- The Consortium partners ultimately will redevelop or facilitate redevelopment for NSP and CDBG eligible uses that meet the LMMH national objective. This can be accomplished through a combination of Activities C and E. Disposition of properties purchased for uses that benefit households with incomes at or below 120% AMI;
 - > - will, at a minimum, follow all NSP periods of affordability; and
 - > - if sold for redevelopment of housing occupied by households with incomes at or below 50% AMI within the four-year NSP period, any write-down of NSP funds used for acquisition would be credited to the County and Cities 25% requirement.

D. Demolition:

The Consortium budgets \$1,000,000 in NSP funds under this activity to demolish properties that are were purchased in Activity C, but not feasible to be rehabbed.

E. Redevelop

> Redevelop Demolished or Vacant Properties as housing. The Consortium proposes to use \$8,159,760 of NSP2 funds to acquire and redevelop 116 units. This is designed to develop primarily ownership housing units.

Income Targeting for 120 Percent and 50 Percent of Median

> The Consortium is committed to creating affordable housing opportunities within target areas. The Consortium intends to contract with reputable developers that have a history of good performance in the target area. They will be encouraged to work with local contractors. Within the Twin Cities, the members of the Metropolitan Consortium of Community Developers (MCCD) has been key to the development activities in the target area. The responses received in the NSP1 Request for Proposals were impressive and based on discussions with MCCD, their membership has the capacity to fulfill the obligation in NSP2.

>

> In Minneapolis, the majority of the foreclosures are concentrated in existing low income CDBG target areas where the average median income of the residents is 71% of AMI. Activities performed in these areas will provide both a direct and indirect benefit to residents whose incomes are at or below 120% of AMI and in most areas the average income of the residents is below 80% AMI.

>

> All programs will be targeted to households at or below 120% of AMI. Each Consortium member will use 25% of the total funds they receive to provide housing to households at 50% AMI. The Consortium will partner with non-profit and for-profit community development organizations to assist with the implementation of our plan. Examples of models that will be utilized to provide long-term affordable housing to families at or below 50% of AMI include:

- Reduce home construction costs: Utilize in-kind services and donations to reduce the construction costs of the homes, coupled with the provision of development gap subsidies.
- Specialized mortgage products: Utilize specialized mortgage products held by non-profit organizations
- Land trust: Sell a home to a family at an affordable price, with a non-profit holding the land and offering a 99 year ground lease.
- Buyer assistance: Provide affordability assistance to buyers using NSP2 funds to bring the mortgage amount to a level affordable to the family. The loan term will be based on the HOME required periods of affordability.

Additionally, in Activity A—Financing, some of the funds that will be used will assist homeowners at 50% AMI experience homeownership. This alone may not be sufficient in the suburban Hennepin target area because the sales price of many of the households at this level may not be sufficient to purchase a home. Additionally, in Minneapolis all multi-unit projects (2-7 units) that will fall in this activity will be required to be rental projects and serve households at 50% AMI. Additionally, there are other developers who will be required to design their single-family projects to cater to the same audience—households at 50% AMI. Examples include City of Lakes Community Land Trust, West Hennepin Area Land Trust and Twin Cities Habitat for Humanity. In Activity C—Land Bank, though the intent is to hold on to their properties long term, until the absorption rate reduces and new construction makes becomes appropriate in the market place, some of these units may be developed earlier and households at 50% AMI served will be counted toward the 25% requirement. Lastly, most, if not all of the units produced under Activity E—Redevelopment, will be made available to households at 50% AMI.

>

> Continued affordability shall be in accordance with the HOME program standards at 24CFR 92.254 for ownership housing and 24CFR 92.252(a), (c), (e) and (f) for rental properties. In the case of rental, "Affordable Rents" shall mean the Maximum Allowable HIGH HOME Rents as published by HUD from time to time. Additionally, it will not exceed 30 percent of the adjusted income of a family whose annual income equals 65% of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. If the tenant pays utilities, a utility allowance would need to be subtracted, as these rents include utilities.

>

> To ensure that NSP-assisted homeownership properties will remain affordable to low/moderate /middle-income homebuyers, a resale provision will be implemented for development gap subsidy through a buyer declaration and a recapture provision for direct buyer assistance. The resale provision will not allow the resale price of the NSP-assisted property to exceed 95 percent of the area median purchase price or after-rehabilitation price for the type of single family housing in this jurisdiction, as determined by HUD. The recapture provision will require repayment of the assistance in the event of property transfer or default during the affordability period. Although in the case of the recapture provision, that program/project will no longer have continued affordability, the recaptured portion will provide future program incomes that could be used to produce additional affordable rents.

>

> The proposed resale restriction meets federal requirements, ensuring the initial purchaser with a fair return on their initial investment plus principal reductions, post sale capital improvements and standard closing costs. The resale or recapture requirements would be spelled out in a declaration, promissory note and mortgage or other instrument filed against the property. The affordability period levels will also apply to any rental housing assisted with NSP 2 funds.

>

>The affordability period that the Consortium has adopted is based on the HOME affordability period established by HUD. Continued affordability of a rental unit will be as described for Activity B, with the provision of NSP funds as development gap financing to the developer. The development gap financing will be structured as a loan that is forgivable upon completion/documentation of developer compliance with the NSP affordability requirements. For an ownership unit, to ensure continuing affordability, the buyer of the assisted unit will be required to sign a promissory note and mortgage containing resale restrictions for 5, 10 or 15 years, depending upon the amount of NSP funding.

Consortium Members:

City of Minneapolis, Community Planning and Economic Development (CPED); City of Brooklyn Park, Community Development Department; and Hennepin County Housing, Community Works and Transit Department (HCWT)

How to Get Additional Information:

City of Minneapolis

Ms. Cherie Shoquist, Foreclosure Project Coordinator

>(612) 673-5078

cherie.shoquist@ci.minneapolis.mn.us

http://www.ci.minneapolis.mn.us/foreclosure/NSP.asp

City of Brooklyn Park

Jason Aarsvold, Economic and Redevelopment Director

>(763) 493-8087

jason.aarsvold@brooklynpark.org

Hennepin County

Kevin Dockry, Manager, Housing Development and Finance

>(612) 348-2270

>kevin.dockry@co.hennepin.mn.us

http://hennepin.us/neighborhoodstabilizationprogram

Overall

This Report Period

To Date

Total Projected Budget from All Sources	N/A	\$19,455,156.00
Total CDBG Program Funds Budgeted	N/A	\$19,455,156.00
Program Funds Drawdown	\$1,064,497.31	\$3,575,109.26
Program Funds Obligated	\$1,064,497.31	\$3,575,109.26
Program Funds Expended	\$1,394,386.73	\$5,230,328.17
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,065,849.68	\$1,065,849.68
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$0.00	\$0.00
Limit on Admin/Planning	\$1,945,515.60	\$202,801.76
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$1,945,515.60	\$1,945,515.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,863,789.00	\$4,863,789.00

Overall Progress Narrative:

Q3-2011 - Funds are used for financing mechanisms, acquisition, rehab, land banking, demolition and redevelopment. Our NSP2 contracts with non-profit community developers for rehabilitation of single-family homes for homeownership and rehabilitation of multifamily buildings for rental are completed with our 8 non-profit and 3 additional community developers and will be fully executed on a property by property basis at acquisition. With the assistance of the Twin Cities Community Land Bank 80 new properties acquired for developers to date. The consortium has acquired an additional 62 properties for land banking for future redevelopment; with additional properties in initial phases of the process. Due diligence on properties include property inspections, environmental review and appraisal work. Homebuyer assistance program has completed its lender and realtor training seminars and through the end of the quarter 42 loans have been closed. NSP2 funds will assist 405 projects in total throughout the City of Minneapolis (316), City of Brooklyn Park (36) and Hennepin County (53). A listing of all rehabilitation projects receiving NSP2 funds will be posted to our website at <http://www.ci.minneapolis.mn.us/foreclosure/nsp.asp>.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP2AdminBrooklynPark, NSP2 Admin-City of Brooklyn Park	\$13,528.10	\$199,240.00	\$52,860.46
NSP2AdminHennepinCounty, NSP2 Administration-Hennepin	\$7,279.40	\$143,000.00	\$33,167.85
NSP2AdminMinneapolis, NSP2 Administration-City of Minneapolis	\$71,785.28	\$1,603,275.00	\$116,773.45
NSP2DemolitionMinneapolis, NSP2 Demolition-City of Minneapolis	\$20,639.70	\$1,000,000.00	\$44,375.16
NSP2Financing Hennepin County, NSP2 Financing-Hennepin	\$100,692.46	\$994,000.00	\$168,011.00
NSP2FinancingBrooklynPark, NSP2 Financing-City of Brooklyn	\$0.00	\$110,000.00	\$0.00

NSP2FinancingMinneapolis, NSP2 Financing-City of Minneapolis	\$0.00	\$1,500,000.00	\$80,000.00
NSP2LandBankMinneapolis, NSP2 Land Bank- City of Minneapolis	\$289,351.01	\$2,074,156.00	\$1,543,999.38
NSP2PurchaseRehabMinneapolis, NSP2 Purchase and Rehab-	\$17,851.12	\$3,671,725.00	\$17,851.12
NSP2RedevelopBrooklynPark, NSP2 Redevelopment-City of	\$399,004.77	\$2,034,760.00	\$1,219,993.88
NSP2RedevelopHennepinCounty, NSP2 Redevelopment-	\$32,607.39	\$550,000.00	\$104,280.86
NSP2RedevelopMinneapolis, NSP2 Redevelopment-City of	\$111,758.08	\$5,575,000.00	\$193,796.10

Activities

Grantee Activity Number:	NSP2BPAdmin
Activity Title:	Brooklyn Park NSP2 Admin

Activity Category:

Administration

Project Number:

NSP2AdminBrooklynPark

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP2 Admin-City of Brooklyn Park

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Brooklyn Park

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$199,240.00
Total CDBG Program Funds Budgeted	N/A	\$199,240.00
Program Funds Drawdown	\$13,528.10	\$52,860.46
Program Funds Obligated	\$13,528.10	\$52,860.46
Program Funds Expended	\$0.00	\$52,860.46
City of Brooklyn Park	\$0.00	\$52,860.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 Program administration.

Location Description:

The Consortium's target area includes 73 census tracts in three connected yet distinct areas: (1) Urban Core-Minneapolis, 55 census tracts (75%); (2) Suburban-Brooklyn Park and Hennepin County, 11 census tracts (15%); and (3) Exurban and Outer Ring Suburbs-Hennepin County, 7 census tracts (10%). The Consortium's target area has an average combined index score of 18.12 based on the HUD-provided indices on the estimated number and percentages of foreclosures and estimated foreclosures with vacancy rate.

Activity Progress Narrative:

NSP2 program administration.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2DemoMpls
Activity Title:	NSP2 Demolition Minneapolis

Activity Category:

Clearance and Demolition

Project Number:

NSP2DemolitionMinneapolis

Projected Start Date:

01/14/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP2 Demolition-City of Minneapolis

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$910,000.00
Total CDBG Program Funds Budgeted	N/A	\$910,000.00
Program Funds Drawdown	\$20,639.70	\$44,375.16
Program Funds Obligated	\$20,639.70	\$44,375.16
Program Funds Expended	\$46,897.98	\$54,607.31
City of Minneapolis Community Planning and Economic	\$46,897.98	\$54,607.31
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Demolish blighted properties that are were purchased in Land Bank Activity, but not feasible to be rehabbed.

Location Description:

Census Tract

>Mpls 27053000101
 >Mpls 27053102300
 >Mpls 27053000102
 >Mpls 27053102500
 >Mpls 27053000300
 >Mpls 27053102600
 >Mpls 27053000601
 >Mpls 27053102800
 >Mpls 27053000603
 >Mpls 27053102900
 >Mpls 27053001100
 >Mpls 27053103400
 >Mpls 27053001700
 >Mpls 27053104100
 >Mpls 27053002200
 >Mpls 27053106000
 >Mpls 27053002400
 >Mpls 27053107100
 >Mpls 27053002700
 >Mpls 27053107200
 >Mpls 27053003200
 >Mpls 27053108600

>Mpls 27053003300
 >Mpls 27053108700
 >Mpls 27053005902
 >Mpls 27053109400
 >Mpls 27053007301
 >Mpls 27053109700
 >Mpls 27053007302
 >Mpls 27053110000
 >Mpls 27053007802
 >Mpls 27053110100
 >Mpls 27053007900
 >Mpls 27053110200
 >Mpls 27053008300
 >Mpls 27053110900
 >Mpls 27053008400
 >Mpls 27053008500
 >Mpls 27053009500
 >Mpls 27053009600
 >Mpls 27053100200
 >Mpls 27053100400
 >Mpls 27053100500
 >Mpls 27053100700
 >Mpls 27053100800
 >Mpls 27053100900
 >Mpls 27053101200
 >Mpls 27053101300
 >Mpls 27053101400
 >Mpls 27053101500
 >Mpls 27053101600
 >Mpls 27053101800
 >Mpls 27053101900
 >Mpls 27053102000
 >Mpls 27053102100

Activity Progress Narrative:

Contracts have been executed and Minneapolis is proceeding to demolish approximately 20 structures during the 4th quarter of 2011. Additional, structures will continue to be demolished in 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/56

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
Total Other Funding Sources



Grantee Activity Number:	NSP2FINBP
Activity Title:	NSP2 Financing -Brooklyn Park

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2FinancingBrooklynPark

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP2 Financing-City of Brooklyn Park

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Brooklyn Park

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$116,893.00	\$116,893.00
City of Brooklyn Park	\$116,893.00	\$116,893.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. The Consortium proposes to use \$2,694,000 of NSP2 funds to assist approximately 125 homebuyers in down payment and closing cost assistance.

>

>Program Guidelines:

>•Eligible homebuyers with incomes at or below 120% AMI purchasing a foreclosed upon home who can qualify for a traditional fixed-rate first mortgage loan (or an alternative financing program acceptable to the Consortium) will be eligible to receive a \$10,000 loan that is forgivable. Additional funds may be available to ensure affordability for households below 80 percent of AMI.

>•The loan will be forgiven at the end of the required affordability period, which will be based on the HOME standards.

>•The loan will be at a 0% deferred rate; due and payable if the property is no longer owner-occupied, sold, or transferred before the end of the loan term.

>•The loan may go towards down payment and closing costs assistance, and any renovation costs.

>•The homebuyers must receive eight hours of pre-purchase home ownership counseling through a HUD-approved housing counseling agency as verified by a completion certificate.

The City or County will ensure that properties assisted under this activity will be foreclosed upon as described in § 2301 (c), (3), (A) of the HERA Act in performing its due diligence. NSP funds will be a direct subsidy to the buyer. The affordability period for provided assistance will be five years. The City or County will use a promissory note and mortgage to impose recapture requirements on the homebuyer. Lead-based paint requirements will be met on all assisted properties.

Location Description:

Brooklyn Park 27053026807

>Brooklyn Park 27053026810

>Brooklyn Park 27053026811

>Brooklyn Park 27053026814

>Brooklyn Park 27053026815

>Brooklyn Park 27053026816

>Brooklyn Park 27053026818
 >Brooklyn Park 27053026819
 >Brooklyn Park 27053026821
 >Brooklyn Center 27053020200
 >Brooklyn Center 27053020304

Activity Progress Narrative:

A total of 17 loans have been made to buyers of foreclosed properties in Brooklyn Park. They continue to identify and work with buyers for additional foreclosed homes.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	6	6/9
# of Singlefamily Units	6	6/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	2	2	0/0	7/9	7/9	100.00
# Owner Households	0	2	2	0/0	7/9	7/9	100.00

Activity Locations

Address	City	State	Zip
7945 Lee Ave. N.	Brooklyn Park	NA	55443
6808 - 75th Ave. N.	Brooklyn Park	NA	55428

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2FINHC
Activity Title:	NSP2 Financing Hennepin County

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2Financing Hennepin County

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP2 Financing-Hennepin County

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Hennepin County - Housing, Community Works & Transit

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$994,000.00
Total CDBG Program Funds Budgeted	N/A	\$994,000.00
Program Funds Drawdown	\$100,692.46	\$168,011.00
Program Funds Obligated	\$100,692.46	\$168,011.00
Program Funds Expended	\$95,080.43	\$186,924.65
Hennepin County - Housing, Community Works & Transit	\$95,080.43	\$186,924.65
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. The Consortium proposes to use \$2,694,000 of NSP2 funds to assist approximately 125 homebuyers in down payment and closing cost assistance.

>

>Program Guidelines:

>•Eligible homebuyers with incomes at or below 120% AMI purchasing a foreclosed upon home who can qualify for a traditional fixed-rate first mortgage loan (or an alternative financing program acceptable to the Consortium) will be eligible to receive a \$10,000 loan that is forgivable. Additional funds may be available to ensure affordability for households below 80 percent of AMI.

>•The loan will be forgiven at the end of the required affordability period, which will be based on the HOME standards.

>•The loan will be at a 0% deferred rate; due and payable if the property is no longer owner-occupied, sold, or transferred before the end of the loan term.

>•The loan may go towards down payment and closing costs assistance, and any renovation costs.

>•The homebuyers must receive eight hours of pre-purchase home ownership counseling through a HUD-approved housing counseling agency as verified by a completion certificate.

The City or County will ensure that properties assisted under this activity will be foreclosed upon as described in § 2301 (c), (3), (A) of the HERA Act in performing its due diligence. NSP funds will be a direct subsidy to the buyer. The affordability period for provided assistance will be five years. The City or County will use a promissory note and mortgage to impose recapture requirements on the homebuyer. Lead-based paint requirements will be met on all assisted properties.

Location Description:

Brooklyn Park 27053026807

>Brooklyn Park 27053026810

>Brooklyn Park 27053026811

>Brooklyn Park 27053026814

>Brooklyn Park 27053026815

>Brooklyn Park 27053026816

- >Brooklyn Park 27053026818
- >Brooklyn Park 27053026819
- >Brooklyn Park 27053026821
- >Brooklyn Center 27053020200
- >Brooklyn Center 27053020304
- >Champlin 27053026906
- >Champlin 27053026908
- >Maple Grove 27053026707
- >Maple Grove 27053026710
- >Mound 27053027602
- >Plymouth 27053026603
- >Rogers 27053026909

Activity Progress Narrative:

They have closed a total of 7 loans in Hennepin County. They have increased their marketing efforts and continue to identify and process new applications.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	4/46
# of Singlefamily Units	1	4/46

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	4/46	4/46	100.00
# Owner Households	0	1	1	0/0	4/46	4/46	100.00

Activity Locations

Address	City	State	Zip
6912 Morgan Ave. N.	Brooklyn Center	NA	55430

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2FINMpls
Activity Title:	NSP2 Financing -Minneapolis

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NSP2FinancingMinneapolis

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP2 Financing-City of Minneapolis

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$80,000.00
Program Funds Obligated	\$0.00	\$80,000.00
Program Funds Expended	\$336,262.33	\$426,262.33
City of Minneapolis Community Planning and Economic	\$336,262.33	\$426,262.33
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties. The Consortium proposes to use \$2,694,000 of NSP2 funds to assist approximately 125 homebuyers in down payment and closing cost assistance.

>

>Program Guidelines:

>•Eligible homebuyers with incomes at or below 120% AMI purchasing a foreclosed upon home who can qualify for a traditional fixed-rate first mortgage loan (or an alternative financing program acceptable to the Consortium) will be eligible to receive a \$10,000 loan that is forgivable. Additional funds may be available to ensure affordability for households below 80 percent of AMI.

>•The loan will be forgiven at the end of the required affordability period, which will be based on the HOME standards.

>•The loan will be at a 0% deferred rate; due and payable if the property is no longer owner-occupied, sold, or transferred before the end of the loan term.

>•The loan may go towards down payment and closing costs assistance, and any renovation costs.

>•The homebuyers must receive eight hours of pre-purchase home ownership counseling through a HUD-approved housing counseling agency as verified by a completion certificate.

The City or County will ensure that properties assisted under this activity will be foreclosed upon as described in § 2301 (c), (3), (A) of the HERA Act in performing its due diligence. NSP funds will be a direct subsidy to the buyer. The affordability period for provided assistance will be five years. The City or County will use a promissory note and mortgage to impose recapture requirements on the homebuyer. Lead-based paint requirements will be met on all assisted properties.

Location Description:

Census Tract

>Mpls 27053000101

>Mpls 27053102300

>Mpls 27053000102

>Mpls 27053102500

>Mpls 27053000300

>Mpls 27053102600
 >Mpls 27053000601
 >Mpls 27053102800
 >Mpls 27053000603
 >Mpls 27053102900
 >Mpls 27053001100
 >Mpls 27053103400
 >Mpls 27053001700
 >Mpls 27053104100
 >Mpls 27053002200
 >Mpls 27053106000
 >Mpls 27053002400
 >Mpls 27053107100
 >Mpls 27053002700
 >Mpls 27053107200
 >Mpls 27053003200
 >Mpls 27053108600
 >Mpls 27053003300
 >Mpls 27053108700
 >Mpls 27053005902
 >Mpls 27053109400
 >Mpls 27053007301
 >Mpls 27053109700
 >Mpls 27053007302
 >Mpls 27053110000
 >Mpls 27053007802
 >Mpls 27053110100
 >Mpls 27053007900
 >Mpls 27053110200
 >Mpls 27053008300
 >Mpls 27053110900
 >Mpls 27053008400
 >Mpls 27053008500
 >Mpls 27053009500
 >Mpls 27053009600
 >Mpls 27053100200
 >Mpls 27053100400
 >Mpls 27053100500
 >Mpls 27053100700
 >Mpls 27053100800
 >Mpls 27053100900
 >Mpls 27053101200
 >Mpls 27053101300
 >Mpls 27053101400
 >Mpls 27053101500
 >Mpls 27053101600
 >Mpls 27053101800
 >Mpls 27053101900
 >Mpls 27053102000
 >Mpls 27053102100

Activity Progress Narrative:

Since the beginning of the program 60 applications have been received, 29 loans have been made to eligible home buyers who have purchased foreclosed properties. An additional 7 applications are pending closing. The program continues to be marketed and applications are being taken.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	10/70
# of Singlefamily Units	0	10/70

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	4	5	1/0	14/70	15/70	100.00
# Owner Households	1	4	5	1/0	14/70	15/70	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2HCAdmin
Activity Title:	NSP2 Hennepin County Administration

Activity Category:

Administration

Project Number:

NSP2AdminHennepinCounty

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP2 Administration-Hennepin County

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Hennepin County - Housing, Community Works & Transit

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$143,000.00
Total CDBG Program Funds Budgeted	N/A	\$143,000.00
Program Funds Drawdown	\$7,279.40	\$33,167.85
Program Funds Obligated	\$7,279.40	\$33,167.85
Program Funds Expended	\$10,483.60	\$36,686.30
Hennepin County - Housing, Community Works & Transit	\$10,483.60	\$36,686.30
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 Program administration.

Location Description:

The Consortium's target area includes 73 census tracts in three connected yet distinct areas: (1) Urban Core-Minneapolis, 55 census tracts (75%); (2) Suburban-Brooklyn Park and Hennepin County, 11 census tracts (15%); and (3) Exurban and Outer Ring Suburbs-Hennepin County, 7 census tracts (10%). The Consortium's target area has an average combined index score of 18.12 based on the HUD-provided indices on the estimated number and percentages of foreclosures and estimated foreclosures with vacancy rate.

Activity Progress Narrative:

Administration of grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2LndBnkMpls
Activity Title:	NSP2 Land Banking Acq Mpls

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

NSP2LandBankMinneapolis

Projected Start Date:

01/14/2010

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP2 Land Bank- City of Minneapolis

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$2,074,156.00
Total CDBG Program Funds Budgeted	N/A	\$2,074,156.00
Program Funds Drawdown	\$289,351.01	\$1,543,999.38
Program Funds Obligated	\$289,351.01	\$1,543,999.38
Program Funds Expended	(\$499,129.55)	\$1,714,980.49
City of Minneapolis Community Planning and Economic	(\$499,129.55)	\$1,714,980.49
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 funds will be used for acquisition, land banking, rehabilitation, and redevelopment of properties in neighborhoods damaged the most by the foreclosure crisis.

Location Description:

Census Tract

>Mpls 27053000101
 >Mpls 27053102300
 >Mpls 27053000102
 >Mpls 27053102500
 >Mpls 27053000300
 >Mpls 27053102600
 >Mpls 27053000601
 >Mpls 27053102800
 >Mpls 27053000603
 >Mpls 27053102900
 >Mpls 27053001100
 >Mpls 27053103400
 >Mpls 27053001700
 >Mpls 27053104100
 >Mpls 27053002200
 >Mpls 27053106000
 >Mpls 27053002400
 >Mpls 27053107100
 >Mpls 27053002700
 >Mpls 27053107200
 >Mpls 27053003200
 >Mpls 27053108600

>Mpls 27053003300
 >Mpls 27053108700
 >Mpls 27053005902
 >Mpls 27053109400
 >Mpls 27053007301
 >Mpls 27053109700
 >Mpls 27053007302
 >Mpls 27053110000
 >Mpls 27053007802
 >Mpls 27053110100
 >Mpls 27053007900
 >Mpls 27053110200
 >Mpls 27053008300
 >Mpls 27053110900
 >Mpls 27053008400
 >Mpls 27053008500
 >Mpls 27053009500
 >Mpls 27053009600
 >Mpls 27053100200
 >Mpls 27053100400
 >Mpls 27053100500
 >Mpls 27053100700
 >Mpls 27053100800
 >Mpls 27053100900
 >Mpls 27053101200
 >Mpls 27053101300
 >Mpls 27053101400
 >Mpls 27053101500
 >Mpls 27053101600
 >Mpls 27053101800
 >Mpls 27053101900
 >Mpls 27053102000
 >Mpls 27053102100

Activity Progress Narrative:

CPED has acquired a total of 64 properties acquired to date for land banking. There are another 20 acquisitions in process. The structures will also be demolished under Activity D - Demolition.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	64/56

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	64/56
# of Singlefamily Units	1	64/56

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

Address	City	State	Zip
2213 Fremont Ave. N.	Minneapolis	NA	55411

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2MplsAdmin
Activity Title:	Minneapolis NSP2 Administration

Activity Category:

Administration

Project Number:

NSP2AdminMinneapolis

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP2 Administration-City of Minneapolis

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$1,367,275.00
Total CDBG Program Funds Budgeted	N/A	\$1,367,275.00
Program Funds Drawdown	\$71,785.28	\$116,773.45
Program Funds Obligated	\$71,785.28	\$116,773.45
Program Funds Expended	\$138,577.20	\$197,668.82
City of Minneapolis Community Planning and Economic	\$138,577.20	\$197,668.82
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 program administration.

Location Description:

The Consortium's target area includes 73 census tracts in three connected yet distinct areas: (1) Urban Core-Minneapolis, 55 census tracts (75%); (2) Suburban-Brooklyn Park and Hennepin County, 11 census tracts (15%); and (3) Exurban and Outer Ring Suburbs-Hennepin County, 7 census tracts (10%). The Consortium's target area has an average combined index score of 18.12 based on the HUD-provided indices on the estimated number and percentages of foreclosures and estimated foreclosures with vacancy rate.

Activity Progress Narrative:

NSP2 program administration

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2MplsAdminIGR
Activity Title:	Minneapolis NSP2 Administration IGR Dept

Activity Category:

Administration

Project Number:

NSP2AdminMinneapolis

Projected Start Date:

01/14/2010

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP2 Administration-City of Minneapolis

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$116,000.00
Total CDBG Program Funds Budgeted	N/A	\$116,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$4,134.91	\$7,566.51
City of Minneapolis Community Planning and Economic	\$4,134.91	\$7,566.51
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

NSP2 program administration

Location Description:

City of Minneapolis

Activity Progress Narrative:

Administration of grant.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2PRMpls25
Activity Title:	NSP2PurchaseRehab25-Minneapolis

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP2PurchaseRehabMinneapolis

Project Title:

NSP2 Purchase and Rehab- City of Minneapolis

Projected Start Date:

01/14/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall**Jul 1 thru Sep 30, 2011****To Date**

Total Projected Budget from All Sources	N/A	\$3,671,725.00
Total CDBG Program Funds Budgeted	N/A	\$3,671,725.00
Program Funds Drawdown	\$17,851.12	\$17,851.12
Program Funds Obligated	\$17,851.12	\$17,851.12
Program Funds Expended	\$20,724.32	\$20,724.32
City of Minneapolis Community Planning and Economic	\$20,724.32	\$20,724.32
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

Proposed developers can be non-profit or for-profit developer.

>The single family units will be directed toward ownership housing and the multi-unit projects will have a rental focus.

>All rental properties will be made available to households below 50% AMI

>If rental, the NSP funds will be used solely for capital activities and not as rental subsidies.

>An RFP will be used to solicit proposals.

>The developer/contractor will be required to purchase properties that will be in compliance with the discount requirements of the NSP regulations, based on market appraised value.

>To comply with the NSP requirements, the property must have been foreclosed upon or abandoned.

Location Description:

Census Tract

>Mpls 27053000101

>Mpls 27053102300

>Mpls 27053000102

>Mpls 27053102500

>Mpls 27053000300

>Mpls 27053102600

>Mpls 27053000601

>Mpls 27053102800

>Mpls 27053000603

>Mpls 27053102900

>Mpls 27053001100

>Mpls 27053103400

>Mpls 27053001700

>Mpls 27053104100
 >Mpls 27053002200
 >Mpls 27053106000
 >Mpls 27053002400
 >Mpls 27053107100
 >Mpls 27053002700
 >Mpls 27053107200
 >Mpls 27053003200
 >Mpls 27053108600
 >Mpls 27053003300
 >Mpls 27053108700
 >Mpls 27053005902
 >Mpls 27053109400
 >Mpls 27053007301
 >Mpls 27053109700
 >Mpls 27053007302
 >Mpls 27053110000
 >Mpls 27053007802
 >Mpls 27053110100
 >Mpls 27053007900
 >Mpls 27053110200
 >Mpls 27053008300
 >Mpls 27053110900
 >Mpls 27053008400
 >Mpls 27053008500
 >Mpls 27053009500
 >Mpls 27053009600
 >Mpls 27053100200
 >Mpls 27053100400
 >Mpls 27053100500
 >Mpls 27053100700
 >Mpls 27053100800
 >Mpls 27053100900
 >Mpls 27053101200
 >Mpls 27053101300
 >Mpls 27053101400
 >Mpls 27053101500
 >Mpls 27053101600
 >Mpls 27053101800
 >Mpls 27053101900
 >Mpls 27053102000
 >Mpls 27053102100

Activity Progress Narrative:

Approximately 28 units of rental housing affordable to household at or below 50% AMI have been acquired and construction will begin in the 4th quarter of 2011.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/54
# of Singlefamily Units	0	0/54

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/54	0/0	0/54	0
# Owner Households	0	0	0	0/54	0/0	0/54	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2RDVLPBP
Activity Title:	NSP2 Redevelopment Brooklyn Park LMMH

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2RedevelopBrooklynPark

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP2 Redevelopment-City of Brooklyn Park

Projected End Date:

02/11/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Brooklyn Park

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$1,448,760.00
Total CDBG Program Funds Budgeted	N/A	\$1,448,760.00
Program Funds Drawdown	\$399,004.77	\$1,219,993.88
Program Funds Obligated	\$399,004.77	\$1,219,993.88
Program Funds Expended	(\$87,390.01)	\$1,055,265.31
City of Brooklyn Park	(\$87,390.01)	\$1,055,265.31
Match Contributed	\$0.00	\$0.00
Program Income Received	\$1,065,849.68	\$1,065,849.68
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelop Demolished or Vacant Properties as housing. This is designed to develop primarily ownership housing units.

Location Description:

Brooklyn Park 27053026807
 >Brooklyn Park 27053026810
 >Brooklyn Park 27053026811
 >Brooklyn Park 27053026814
 >Brooklyn Park 27053026815
 >Brooklyn Park 27053026816
 >Brooklyn Park 27053026818
 >Brooklyn Park 27053026819
 >Brooklyn Park 27053026821
 >Brooklyn Center 27053020200
 >Brooklyn Center 27053020304

Activity Progress Narrative:

7 housing units are being developed using program income and 13 homes have been developed under the program.

Accomplishments Performance Measures

This Report Period
Total

Cumulative Actual Total / Expected
Total

# of Housing Units	0	2/19
# of Singlefamily Units	0	2/19

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/19	0/19	0
# Owner Households	0	0	0	0/0	0/19	0/19	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2RDVLPBP25
Activity Title:	NSP2 Redevelopment Brooklyn Park 25

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NSP2RedevelopBrooklynPark

Project Title:

NSP2 Redevelopment-City of Brooklyn Park

Projected Start Date:

01/14/2010

Projected End Date:

02/11/2013

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:**National Objective:**

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Brooklyn Park

Overall**Jul 1 thru Sep 30, 2011****To Date****Total Projected Budget from All Sources**

N/A

\$586,000.00

Total CDBG Program Funds Budgeted

N/A

\$586,000.00

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$0.00

\$0.00

Program Funds Expended

\$172,373.00

\$172,373.00

City of Brooklyn Park

\$172,373.00

\$172,373.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Redevelop Demolished or Vacant Properties as housing. This is designed to develop primarily ownership housing units.

Location Description:

Brooklyn Park 27053026807
 >Brooklyn Park 27053026810
 >Brooklyn Park 27053026811
 >Brooklyn Park 27053026814
 >Brooklyn Park 27053026815
 >Brooklyn Park 27053026816
 >Brooklyn Park 27053026818
 >Brooklyn Park 27053026819
 >Brooklyn Park 27053026821
 >Brooklyn Center 27053020200
 >Brooklyn Center 27053020304

Activity Progress Narrative:

There are currently 2 units being developed by Habitat for Humanity which will be sold to house holds with incomes at or below 50% ami.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/10	0/0	0/10	0
# Owner Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2RDVLPHC
Activity Title:	NSP2 Redevelopment Hennepin County

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2RedevelopHennepinCounty

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP2 Redevelopment- Hennepin County

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Hennepin County - Housing, Community Works & Transit

Overall	Jul 1 thru Sep 30, 2011	To Date
Total Projected Budget from All Sources	N/A	\$128,250.00
Total CDBG Program Funds Budgeted	N/A	\$128,250.00
Program Funds Drawdown	\$32,607.39	\$104,280.86
Program Funds Obligated	\$32,607.39	\$104,280.86
Program Funds Expended	\$50,718.60	\$116,716.73
Hennepin County - Housing, Community Works & Transit	\$50,718.60	\$116,716.73
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelop Demolished or Vacant Properties as housing. This is designed to develop primarily ownership housing units.

Location Description:

Brooklyn Park 27053026807
 >Brooklyn Park 27053026810
 >Brooklyn Park 27053026811
 >Brooklyn Park 27053026814
 >Brooklyn Park 27053026815
 >Brooklyn Park 27053026816
 >Brooklyn Park 27053026818
 >Brooklyn Park 27053026819
 >Brooklyn Park 27053026821
 >Brooklyn Center 27053020200
 >Brooklyn Center 27053020304
 >Champlin 27053026906
 >Champlin 27053026908
 >Maple Grove 27053026707
 >Maple Grove 27053026710
 >Mound 27053027602
 >Plymouth 27053026603
 >Rogers 27053026909

Activity Progress Narrative:

Hennepin County has identified a developer and will execute a contract in the 4th Quarter of 2011 with construction beginning in 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/1	0/1	0
# Owner Households	0	0	0	0/0	0/1	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2RDVLPHC25
Activity Title:	NSP2 Redevelopment Hennepin County 25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2RedevelopHennepinCounty

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

NSP2 Redevelopment- Hennepin County

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

Hennepin County - Housing, Community Works & Transit

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$421,750.00
Total CDBG Program Funds Budgeted	N/A	\$421,750.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Hennepin County - Housing, Community Works & Transit	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelop Demolished or Vacant Properties as housing. This is designed to develop primarily ownership housing units.

Location Description:

Brooklyn Park 27053026807
 >Brooklyn Park 27053026810
 >Brooklyn Park 27053026811
 >Brooklyn Park 27053026814
 >Brooklyn Park 27053026815
 >Brooklyn Park 27053026816
 >Brooklyn Park 27053026818
 >Brooklyn Park 27053026819
 >Brooklyn Park 27053026821
 >Brooklyn Center 27053020200
 >Brooklyn Center 27053020304
 >Champlin 27053026906
 >Champlin 27053026908
 >Maple Grove 27053026707
 >Maple Grove 27053026710
 >Mound 27053027602
 >Plymouth 27053026603
 >Rogers 27053026909

Activity Progress Narrative:

Hennepin County has identified a developer and will execute a contract in the 4th Quarter of 2011 with construction beginning in 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/6	0/0	0/6	0
# Owner Households	0	0	0	0/5	0/0	0/5	0
# Renter Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NSP2RDVLPmpls
Activity Title:	NSP2 Redevelopment -Minneapolis

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2RedevelopMinneapolis

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

NSP2 Redevelopment-City of Minneapolis

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$5,390,686.00
Total CDBG Program Funds Budgeted	N/A	\$5,390,686.00
Program Funds Drawdown	\$111,758.08	\$193,796.10
Program Funds Obligated	\$111,758.08	\$193,796.10
Program Funds Expended	\$988,760.92	\$1,070,798.94
City of Minneapolis Community Planning and Economic	\$988,760.92	\$1,070,798.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelop Demolished or Vacant Properties as housing.

Location Description:

Census Tract

>Mpls 27053000101
>Mpls 27053102300
>Mpls 27053000102
>Mpls 27053102500
>Mpls 27053000300
>Mpls 27053102600
>Mpls 27053000601
>Mpls 27053102800
>Mpls 27053000603
>Mpls 27053102900
>Mpls 27053001100
>Mpls 27053103400
>Mpls 27053001700
>Mpls 27053104100
>Mpls 27053002200
>Mpls 27053106000
>Mpls 27053002400
>Mpls 27053107100
>Mpls 27053002700
>Mpls 27053107200
>Mpls 27053003200
>Mpls 27053108600

>Mpls 27053003300
 >Mpls 27053108700
 >Mpls 27053005902
 >Mpls 27053109400
 >Mpls 27053007301
 >Mpls 27053109700
 >Mpls 27053007302
 >Mpls 27053110000
 >Mpls 27053007802
 >Mpls 27053110100
 >Mpls 27053007900
 >Mpls 27053110200
 >Mpls 27053008300
 >Mpls 27053110900
 >Mpls 27053008400
 >Mpls 27053008500
 >Mpls 27053009500
 >Mpls 27053009600
 >Mpls 27053100200
 >Mpls 27053100400
 >Mpls 27053100500
 >Mpls 27053100700
 >Mpls 27053100800
 >Mpls 27053100900
 >Mpls 27053101200
 >Mpls 27053101300
 >Mpls 27053101400
 >Mpls 27053101500
 >Mpls 27053101600
 >Mpls 27053101800
 >Mpls 27053101900
 >Mpls 27053102000
 >Mpls 27053102100

Activity Progress Narrative:

There are currently 18 properties under construction. Completion is anticipated by 2nd quarter 2012.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/77	0/77	0
# Owner Households	0	0	0	0/0	0/77	0/77	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found
Total Other Funding Sources



Grantee Activity Number:	NSP2RDVLPmpls25
Activity Title:	NSP2 Redevelopment Minneapolis 25

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP2RedevelopMinneapolis

Projected Start Date:

01/14/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

NSP2 Redevelopment-City of Minneapolis

Projected End Date:

02/11/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Minneapolis Community Planning and Economic

Overall
Jul 1 thru Sep 30, 2011
To Date

Total Projected Budget from All Sources	N/A	\$184,314.00
Total CDBG Program Funds Budgeted	N/A	\$184,314.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Minneapolis Community Planning and Economic	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Redevelop Demolished or Vacant Properties as housing. This is designed to develop primarily ownership housing units.

Location Description:

Census Tract

>Mpls 27053000101
 >Mpls 27053102300
 >Mpls 27053000102
 >Mpls 27053102500
 >Mpls 27053000300
 >Mpls 27053102600
 >Mpls 27053000601
 >Mpls 27053102800
 >Mpls 27053000603
 >Mpls 27053102900
 >Mpls 27053001100
 >Mpls 27053103400
 >Mpls 27053001700
 >Mpls 27053104100
 >Mpls 27053002200
 >Mpls 27053106000
 >Mpls 27053002400
 >Mpls 27053107100
 >Mpls 27053002700
 >Mpls 27053107200
 >Mpls 27053003200
 >Mpls 27053108600

>Mpls 27053003300
 >Mpls 27053108700
 >Mpls 27053005902
 >Mpls 27053109400
 >Mpls 27053007301
 >Mpls 27053109700
 >Mpls 27053007302
 >Mpls 27053110000
 >Mpls 27053007802
 >Mpls 27053110100
 >Mpls 27053007900
 >Mpls 27053110200
 >Mpls 27053008300
 >Mpls 27053110900
 >Mpls 27053008400
 >Mpls 27053008500
 >Mpls 27053009500
 >Mpls 27053009600
 >Mpls 27053100200
 >Mpls 27053100400
 >Mpls 27053100500
 >Mpls 27053100700
 >Mpls 27053100800
 >Mpls 27053100900
 >Mpls 27053101200
 >Mpls 27053101300
 >Mpls 27053101400
 >Mpls 27053101500
 >Mpls 27053101600
 >Mpls 27053101800
 >Mpls 27053101900
 >Mpls 27053102000
 >Mpls 27053102100

Activity Progress Narrative:

Minneapolis is working with our development partners to identify additional units which, when rehabilitated, will be available to house holds whose income is at or below 50% ami.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
